

# DONOHOE

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October 12, 2022

*Via email*

Montgomery County Council  
100 Maryland Avenue, 5<sup>th</sup> Floor  
Rockville, MD 20850  
Attn: Council President Gabe Albornoz

**RE: BILL 26-22**

Dear President Albornoz,

Radon exposure is the second-leading cause of lung cancer in the United States and the County's current radon testing requirement for single-family homes upon sale is good, but not enough.

Radon enters through small crack and gaps in concrete floor slabs and masonry walls with direct contact with soil. Every single-family home has concrete floor contact with soil and homes with basements also have wall contact. This bill does nothing to address the asset type most prone to radon. Instead, it adds regulations to an asset type that is least likely to have radon contamination.

This Bill should be substantially modified to:

- Apply to all single-family (including duplex/quad,, etc.) rental homes – homes are most prone to radon gas infiltration.
- Apply to all multi-family units that have direct soil contact (floors or walls) with the earth meaning only ground floor units that do not have parking below them and partially below grade units.

The Bill should not apply to ground floor multifamily units located above structured parking. Parking garages are fully ventilated by code and they cannot possibly contaminate habitable spaces above them. More generally, this Bill should not apply to multifamily buildings with structured parking below.

Thank you in advance for your thoughtful consideration

Sincerely,



Christopher Bruch  
President and CEO

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